

24 Blackhorse Drive, Market Harborough, LE16 9NS



Offers Over £548,000

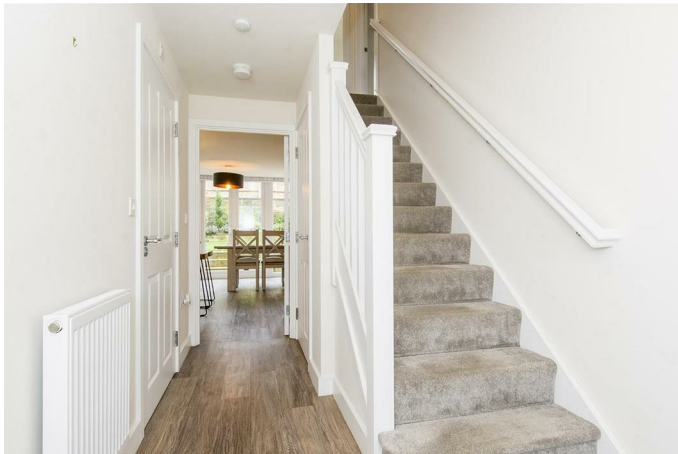
Situated in an enviable position with open views to the front is this beautifully presented and modern detached family home. Constructed just over a couple of years ago to the Darlington design by Messrs Davisons the property is in a popular and, now, established residential area.

The accommodation comprises: Entrance hall, cloakroom/WC, study, lounge, stunning 26'10" x 15'3" fitted kitchen and family room, utility room, first floor landing with minstrels gallery, master bedroom with dressing room and en-suite shower room, three further double bedrooms and a family bathroom. The rear garden is private and landscaped for easy maintenance, and there is a single garage and parking for two cars.

Early internal viewing is highly recommended.

Service without compromise

Entrance Hall



Accessed via opaque double-glazed composite front door. Wood effect laminate flooring. Stairs rise into the first floor with understairs storage cupboard. Doors to rooms.

Cloakroom/WC



Wash hand basin. Low level wc. Wood laminate flooring. Radiator. Extractor fan.

Study 8'7" x 6'10" (2.62m x 2.08m)



Double-glazed window with views to the front elevation. Telephone point. Wood laminate flooring. Radiator.

Lounge 17'3" x 10'11" (5.26m x 3.33m)



Double-glazed window with views to the front aspect. Double-glazed window to the side. Feature wall mounted electric log effect fire. Television point. Two radiators.

Open Plan Kitchen & Family Room 26'10" max 15'3" max (8.18m max 4.65m max)



Delightful open plan and airy family room. The kitchen area has a selection of fitted base and wall units and appliances to include; fridge and freezer, double oven and gas hob with extractor fan over and automatic dishwasher. Two sets of double French doors opening out to the rear garden. Granite peninsula breakfast bar incorporating stainless steel double sink and moulded drainer. Granite work surfaces and complimentary tiled splash backs. Further double-glazed windows to the rear and side elevations. Wood effect laminate flooring. Two radiators. Door to utility room.

Kitchen Area



Dining Area



Family Room Area

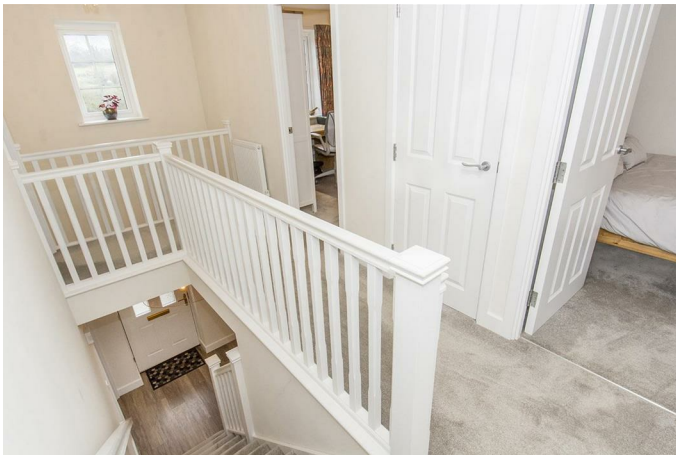


Utility Room 5'3" x 5'10" (1.60m x 1.78m)



Fitted base units. Granite work surfaces and splash backs. Wall mounted gas fired conventional closed system boiler. Radiator. Plumbing for automatic washing machine. Opaque double-glazed door leading out to the driveway.

First Floor Galleried Landing



Double-glazed window with views to the front aspect. Minstrels gallery over looking the entrance hall. Airing cupboard housing lag top water tank. Access to boarded loft space. Radiator. Doors to rooms.

Bedroom One 10'11" x 10'5" plus bay (3.33m x 3.18m plus bay)



Double-glazed bay window with open views to the front aspect. Radiator. Opening through to dressing room.

Dressing Room



Fitted wardrobes to two walls. Door to en-suite.

En-Suite Shower Room



Double shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level wc. Complimentary tiling. Heated towel rail. Wood laminate flooring. Extractor fan. Opaque double-glazed window.

Bedroom Two 11'2" x 8'8" (3.40m x 2.64m)



Double-glazed window with views to the front aspect. Radiator.

Bedroom Three 12'9" x 8'7" (3.89m x 2.62m)



Double-glazed window to the rear. Radiator.

Bedroom Four 8'9" x 9'3" (2.67m x 2.82m)



Double-glazed window to the rear elevation. Radiator.



Bathroom



Panelled bath. Tiled shower cubicle with main shower fitment. Pedestal wash hand basin. Low level wc. Complimentary tiling. Heated towel rail. Opaque double-glazed window.

Outside



The rear garden is fully enclosed and private and includes a paved patio area and steps up to a further slated large patio area and lawn. Gated pedestrian access to parking area and garage.

View To Front



Garage 19'0" x 10'2" (5.79m x 3.10m)

Up and over door. Power and lighting. Tarmacked parking for two cars in front of the garage.

Rear Aspect



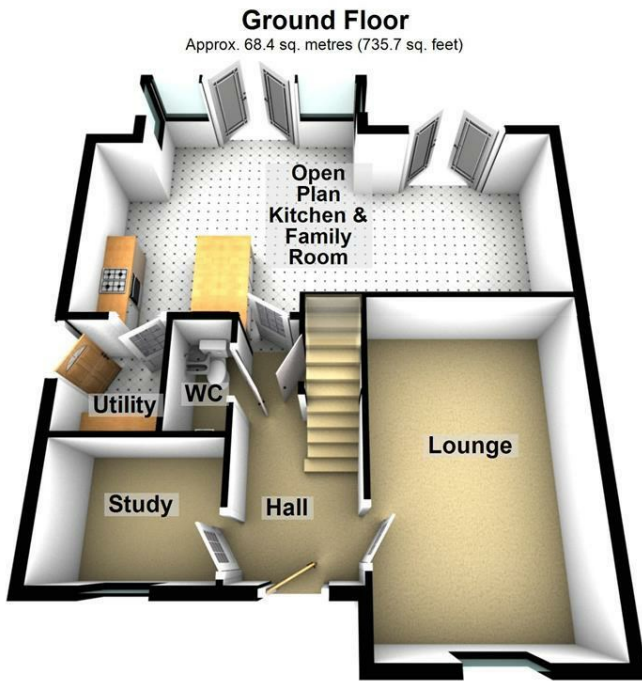
Agents Note

There is an annual charge for maintenance of the green spaces on the estate. At the time of preparation of particulars this was approximately £180.

Note For Prospective Buyers

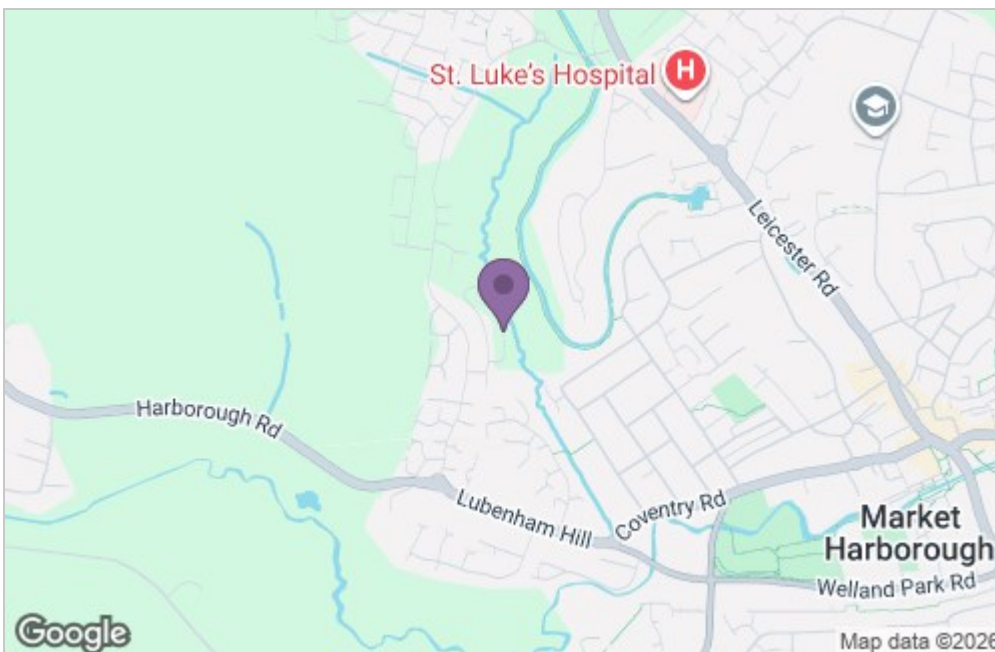
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Total area: approx. 132.7 sq. metres (1428.4 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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